

ACT 191

CRITERIA QUESTIONNAIRE
FOR ANNEXATION

RECEIVED
DEPT. OF LABOR & ECONOMIC GROWTH

MAR 2 2007

BOUNDARY COMMISSION QUESTIONS
FOR
DEVELOPING PUBLIC HEARING INFORMATION

OFFICE OF POLICY & LEGISLATIVE AFFAIRS
STATE BOUNDARY COMMISSION

(The term "unit" is used throughout this questionnaire and is intended to mean either your township, city or village)

I. POPULATION

A. Total population of your unit for each of the following dates:

1980 6,198 1990 7,759 2000 9,072

B. Give an estimate of the population in the area proposed to be annexed on the date the petition was filed with the Commission.

0

If the Commission expanded the area under consideration please include a separate estimate for that area _____.

II. POPULATION DENSITY AND LAND AREA

A. Give the total number of acres or square miles in your entire unit.

(1) Total number of acres 4,528 or square miles 7.

(2) Density for 2000 2 popu/acre or 1,296 popu/sq.mile.

B. Give the total number of acres or square miles in the area proposed to be annexed and the population for 2000. *If the Commission expanded the area for consideration please include separate figures for that area.*

Acres 61 or sq. mi 0.1 and population 0 in area proposed for annexation.

Acres 25 or sq. mi. 0.04 and population in expanded area.
Population: 30

III. LAND USE

A. Enclose a copy of the long range plan for your unit or larger area (e.g. comprehensive Master Plan, Land Use Plan, Growth Management Plan). If there is not one for your unit of government, include county plan or other. Please list enclosures: City of Lapeer - Master Plan.

B. Development

1. Does your unit provide special incentives (tax-abatement, low interest rates) to homeowners, builders, or developers to locate in your area?

Yes X No

2. If yes, describe: IFT, TIFA Bonds, Special Assessment Bonds

3. Give the quantity and location of any of the following types of development either planned, under construction, or completed within your unit during the last three years. See Exhibit A

	PLANNED	UNDER CONSTRUCTION	DATE COMPLETED	SECTION OR EXACT LOCATION	# DWELLING UNITS AT BUILD OUT
Apartment Bldgs.	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Standard Housing Subdivisions	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Condominium Subdivisions	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Mobile Home Parks	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Commercial Centers	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Industrial Parks	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other: <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

C. Zoning

1. Does your unit have a zoning board or commission? Yes X No .

If yes, under what public act? PA 110 of 2006.

If yes, enclose a copy of the zoning ordinance and map.

If yes, describe the stage to which it this progressed?

If no, enclose the governing county zoning map and ordinance.

Is your unit in the process of initiating a zoning ordinance? Yes No .

2. Has the area proposed for annexation been zoned? Yes No . Elba Twp.

If yes, for what purposes? . Jurisdiction

If the Commission expanded the area under consideration what is the zoning for that area? If brought into the City, the area under consideration would be brought in at the closest zoning classification to what it is currently zoned.

3. Is any portion of the area proposed for annexation being considered for rezoning? Yes ___ No X. Not Until Rezoning Request is Recieved.

If yes, describe the proposed change.

4. List below the acreage of the land zoned in your unit:

USE	NUMBER OF ACRES ZONED	NUMBER OF ACRES USED AS ZONED
RESIDENTIAL	<u>3,168</u>	<u>1,900</u> est. 60%
COMMERCIAL	<u>867</u>	<u>700</u> est. 80%
INDUSTRIAL	<u>493</u>	<u>370</u> est. 75%
AGRICULTURAL	<u>N/A</u>	_____
OTHER _____	<u>N/A</u>	_____

IV. STATE EQUALIZED VALUATION

Give the S.E.V. of your unit for the last three years. Start with present year:

A. <u>REAL PROPERTY</u>	<u>200 4</u>	<u>200 5</u>	<u>200 6</u>
Residential	\$ <u>111,841,100</u>	\$ <u>118,631,400</u>	\$ <u>129,437,700</u>
Commercial	\$ <u>104,513,100</u>	\$ <u>108,762,100</u>	\$ <u>116,437,400</u>
Industrial	\$ <u>16,100,600</u>	\$ <u>17,238,400</u>	\$ <u>21,323,600</u>
Agricultural	\$ _____	\$ _____	\$ _____
Developmental	\$ _____	\$ _____	\$ _____
Timber Cutover	\$ _____	\$ _____	\$ _____
Utilities	\$ _____	\$ _____	\$ _____
TOTAL	\$ <u>232,454,800</u>	\$ <u>244,631,900</u>	\$ <u>267,198,700</u>

B. PERSONAL PROPERTY	200_4_	200_5_	200_6_
Residential	\$ _____	\$ _____	\$ _____
Commercial	\$ 15,301,300	\$ 17,365,400	\$ 19,123,500
Industrial	\$ 16,277,000	\$ 16,875,400	\$ 18,636,200
Agricultural	\$ _____	\$ _____	\$ _____
Developmental	\$ _____	\$ _____	\$ _____
Timber Cutover	\$ _____	\$ _____	\$ _____
Utilities	\$ 7,601,200	\$ 6,035,500	\$ 5,667,100
TOTAL	\$ 39,179,500	\$ 40,276,300	\$ 43,326,800

- C. Give the current equalization factor for your unit: 1.00.
- D. Give the most recent year's state equalized valuation for the area proposed for annexation. \$ _____.
- If the Commission expanded the area, give the S.E.V. for that area:
\$ _____.

V. ALLOCATED AND VOTED MILLAGE RATES FOR THE LAST 3 YEARS

Example:	General Fund	1.00 Mills
	Debt Retirement	2.00 Mills
	Pension Fund	.50 Mills
	TOTAL	3.50 Mills

Start with the present year: **2006**

<u>Unit Millage</u>		<u>County Millage</u>		<u>School Millage</u>	
Purpose	Amount	Purpose	Amount	Purpose	Amount
Operating	9.800	Operate	3.7886	Operate	18.0000
GLTA	0.2500	Library	0.8131	Debt	2.2038
_____	_____	Seniors	0.2456	SET	6.0000
_____	_____	MLF	0.7301	Int. School	2.9295
TOTAL	10.0500	TOTAL	5.5774	TOTAL	29.1333

Unit Millage		200 ⁵ County Millage		School Millage	
Purpose	Amount	Purpose	Amount	Purpose	Amount
<u>Operate</u>	<u>9.8000</u>	<u>Operate</u>	<u>3.8165</u>	<u>Operate</u>	<u>18.0000</u>
<u> </u>	<u> </u>	<u>Library</u>	<u>0.8191</u>	<u>Debt</u>	<u>2.2174</u>
<u> </u>	<u> </u>	<u>Seniors</u>	<u>0.2475</u>	<u>SET</u>	<u>6.0000</u>
<u> </u>	<u> </u>	<u>MLF</u>	<u>0.7355</u>	<u>Int. School</u>	<u>2.9510</u>
TOTAL	<u>9.8000</u>	TOTAL	<u>5.6186</u>	TOTAL	<u>29.1684</u>

Unit Millage		200 ⁴ County Millage		School Millage	
Purpose	Amount	Purpose	Amount	Purpose	Amount
<u>Operate</u>	<u>8.7911</u>	<u>Operate</u>	<u>3.8539</u>	<u>Operate</u>	<u>18.0000</u>
<u> </u>	<u> </u>	<u>Library</u>	<u>0.8272</u>	<u>Debt</u>	<u>2.2320</u>
<u> </u>	<u> </u>	<u>Seniors</u>	<u>0.2500</u>	<u>SET</u>	<u>6.0000</u>
<u> </u>	<u> </u>	<u>MLF</u>	<u>0.7428</u>	<u>Int. School</u>	<u>2.9794</u>
TOTAL	<u>8.7911</u>	TOTAL	<u>5.6739</u>	TOTAL	<u>29.2114</u>

VI. TOPOGRAPHY / NATURAL BOUNDARIES / DRAINAGE BASINS

- A. Check any unusual or restrictive topographic features which could inhibit the use or development of the area proposed to be annexed.

<input type="checkbox"/> Extreme changes in elevation	<input checked="" type="checkbox"/> Wetlands
<input type="checkbox"/> Perk test failure	<input type="checkbox"/> Bedrock near the surface
<input type="checkbox"/> Flood plain	<input type="checkbox"/> Prime agricultural land
<input type="checkbox"/> Drainage basin	<input type="checkbox"/> Other _____

- B. How does this proposed annexation relate to natural boundaries and drainage basins? (Include aerial map if available)

Aerial Map Included; See Exhibits B & C

VII. BOUNDARY HISTORY

- A. 1. During the past 10 years, has your unit been involved in any proposed detachments, annexations, incorporations, or consolidations?

Yes ☒ No ☐

2. If yes, list the following for each case (attach extra sheets if necessary):

TYPE OF ADJUSTMENT PROPOSED: See Exhibit D
(detachment, annexation, incorporation, consolidation)

REQUEST INITIATED BY: _____
(registered electors, property owners, city council, township board)

DATE REQUEST FILED: _____
DATE OF DECISION: _____

DECIDED BY: _____
(referendum, County Commission resolution, City Council resolution, City/Township mutual resolutions, State Boundary Commission action, Circuit Court, other court)

FINAL DECISION: _____

- B. Of those annexations accomplished, are these areas receiving all the city's services? Yes X No _____
No annexations in past 10 years _____

If no, list the areas not receiving services and the services they lack:

- C. Does your unit have any joint policies or agreements with adjacent units of government? Yes X No _____

If yes, explain: 1. Fire Department - Lapeer County Mutual Aid Agreement with Elba Township. 2. Lapeer County EMS 10 year Service Agreement.

3. Land Transfer Agreements under P.A. 425; See Exhibit E

VIII. PAST AND PROBABLE FUTURE GROWTH & DEVELOPMENT

- A. How many building permits for the following categories have been issued by your unit of government within the last 3 years?

<u>20</u> Industrial	<u>253</u> Single Residential Units
<u>159</u> Commercial	<u>4</u> Multiple Housing Structures

- B. Business development Impossible to Determine

- How many new businesses opened in the last 5 years? N/A
How many new jobs were created? N/A
- How many businesses expanded their operations in the last 5 years? N/A

X. PROBABLE EFFECTS OF PROPOSED ANNEXATION ON THE COST AND ADEQUACY OF SERVICES

A. If annexation takes place, how will the change of boundaries affect the receiving unit of government?

This is two fold, (A) the property represented by the petitioner is surrounded on three sides by City property. It virtually represents a peninsula or finger into the City. Approving this annexation will straighten the City border and provide for a future road extension that will clearly delineate the westerly City border which is shared with Elba Township.

(B) The annexation, at the extent it is including notice of all Elba Township property owners that are scattered to the east of the petitioner's property, will finally clear up the small one or two lot Elba Township islands located in the City of Lapeer. It will also address the larger Elba Island that is at the corner of DeMille and Genesee Street. Again, causing a clear delineation of City and Township and provide full service to the island residents who expect them anyway.

B. If annexation takes place, and public services are improved in the area annexed, what additional cost will the annexed area incur and how adequate will those services be?

At this time the property addressed by this question has had 100% of the property owners ask to be annexed into the City. Inasmuch as the City has stated that they will accept them we believe the public service is to allow the annexation.

However, City services already are close to the petitioner's property inasmuch as it is surrounded by the City. Services that have been or will be provided were done so at the cost of the developer who requested access to the utility system. When the property is annexed the City utilities and services will be extended to the property and they will be more than adequate to meet the needs of the property at its current and future use.

C. If annexation takes place, what will be the financial effect on the remaining area from which the annexation area is removed?

The area remaining in Elba Township that borders the petitioners land will have no negative impact from the annexation. The landlocked parcels to the west of the petitioner's land will have increased accessibility that will result from the future extension of Lake Nepessing Road, providing an opportunity for improvements and thus increasing property values. The Elba Township lots at the southwest corner of the petitioner's parcel will also be upgraded in value due to future availability of utilities. Considering the fact that the petitioner's parcel has little taxable value in its unimproved state, Elba Township and its residents will lose very little (less than \$100.00/year in property tax by allowing this annexation).

D. If annexation takes place, what will be the financial effect on the annexation area?

An important fact to note is that the individual Elba Township property owners, who are on the scattered one or two lot islands east of the petitioners property, that currently have City water or sewer are paying 100% of both communities property taxes. These individuals will be relieved of a significant tax burden. It is unfair for Elba Township to retain these properties and provide them no service for their tax dollars. As you know from the petitioner's documentation, he has his first offer to purchase this property in decades; however, it is contingent on it being annexed into the City of Lapeer. The City of Lapeer will gain the property at its new value after the sale and that will have a positive impact on the City of Lapeer. Elba Township has little to lose as the unimproved value currently assessed to the property is minimal.

XI. PUBLIC SERVICES

A. Public Water

1. Does your unit provide public water service? Yes X No

2. If yes, who owns the water treatment plant(s)? Detroit Water Department
3. If the water treatment plant does not belong to your unit, has your unit purchased a utility equity in the water system? Yes ___ No X
4. How many public water customers does your unit have? 3,500
5. Give the number of homes and also the section numbers in which public water is not available: No. of homes 0 Section No. N/A
6. Maximum capacity of your public water system is Not Known, gallons per day.
Contract With Detroit Water Dept.
- Average present usage is 1.4 Million gallons per day;
N/A % of capacity.
7. Is your unit under orders or has it been cited by the Michigan Department of Community Health, the Michigan Department of Environmental Quality, the Michigan Water Resources Commission, or any other state or federal agency? Yes ___ No X
8. If yes, give the nature of the orders or citations and what actions have been taken

_____.
9. Does your unit serve public water to the area proposed to be annexed?
Yes ___ No X
10. If not, how near to the area proposed for annexation are water mains of a size adequate to serve the area? Approximately 1,000 ft.
11. How is your public water system financed?
X General obligation bonds X Tap-in fees (amount: \$ 500) Per Inch of Service
X Special assessments Other _____
X Revenue Bonds
12. What is the cost per linear foot to install water lines in the street?
\$ Per Site/Contractor
What is the cost per linear foot to extend lines on site? \$ Per Development/Project
/Contractor
13. If public water service is not available, what other types of water services are available to residents?
Well
14. Have any governmental agencies placed any restrictions on adding new customers to your public water system?
Yes ___ No X
If yes, describe these restrictions: _____
